AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3092648

Karen Johnson Davidson County
Batch# 1162782 DEEDQC
07/26/2024 10:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240726-0056588

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Maximum principal indebtedness for Tennessee Recording Tax purpose is $_0.00_____.

Tax ID No.: 103 8 194.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 25 day of June, 2024, by and between **Paul Allen, an unmarried person,** residing at 4106 Aberdeen Road, Nashville, TN 37205, and **Holland Allen, an unmarried person,** residing at 7221 Riverfront Dr Nashville Tn 37221, **who acquired title as husband and wife**, hereinafter referred to as Grantor(s) and **Paul Allen, an unmarried person,** residing at 4106 Aberdeen Road, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4106 Aberdeen Road, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/06/2021 under Instrument Number: 20210106-0002724 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Paul Allen

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Paul Allen** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 25 day of June, 2024.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Holland Allen

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Holland Allen** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 25 day of June, 2024.

Notary Public

My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Holland Allen + Paul Allen

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 25 day of June, 2024

Notary Public
My Commission Expires: 09/02/2027

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Paul Allen
4106 Aberdeen Road
Nashville, TN 37205

Name and address of property owner:

Paul Allen
4106 Aberdeen Road
Nashville, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

The following described property located in the County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Block "K" on the Plan of Cherokee Park, Third Section of record in plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID Number: 103 8 194.00

Being the same property as conveyed from Paul Allen to Paul Allen and Holland Allen, husband and wife as set forth in Deed Instrument #20210106-0002724 dated 12/30/2020, recorded 01/06/2021, DAVIDSON County, TENNESSEE.

Property commonly known as: 4106 Aberdeen Road, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Lena Cataldo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.25.2024 (date of document).

Affiant Signature

7.25.2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 25th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281

3092648 Deed